

1796/14

48

D-01732



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

R 781325

Q-2437/14
 02/03/14
 or
 409.P.H

Noted that the document is authentic, and that the signature and seal of the Additional District Sub-Registrar are correct and in conformity with the records.

[Signature]
 Additional District Sub-Registrar
 Barasat, North 24 Parganas
 10/03/14

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on the 7th day of March, Two Thousand Fourteen.

BETWEEN

1. SALAUDDIN MOLLA (Voter ID.No. - WB/20/091/750565) son of Late Sakender Molla 2. MOMTAJ BIBI (Voter ID.No. WB/20/091/750433) wife of Mosaref 3. DOLENA BIBI (Voter ID.No. WB/14/097/030226) wife of Razzak 4. FIROJA BIBI (Voter ID.No. WB/20/091/732218) wife of Akbor 5. SAHANARA BIBI (Voter ID.No. WB/14/107/228498) wife of Piyar Md. 2 to 5 Daughters of late Sakender Molla, All residing at Village - Mobarockpur, P.O. : Lauthati, P.S. : Rajarhat, District. : North 24 Parganas, Kolkata - 700135, West Bengal, by Nationality - Indian, by faith - Muslim, by occupation - Cultivation & House Hold Work, Hereinafter being referred to as the "VENDOR" (which expression shall unless exclude by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the FIRST PART.

AND

GLF PROJECTS LIMITED, (PAN No. AACCG9874H) a Company incorporated under the Companies Act, 1956, having its registered office at 23A, Netaji Subash Road, 4th Floor, Room No.- 7A, Kolkata- 700001, represented by its Director ROSHAN LAL SINGHAL, (PAN No. ALCPS8734J) son of Late Chanderbhan Singhal, by Nationality - Indian, by faith - Hindu, by occupation - Business, hereinafter called and referred to as the "PURCHASER" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its legal heirs, executors, administrators, successors in office for the time being in force and assigns) of the OTHER PART.

WHEREAS Sk. Magbul Molla of Mobarockpur is the original owner and possessor and L.R. Record Holder of a piece and parcel of land admeasuring 0.88 decimel (more or less) comprised in R.S. & L.R. Dag No. 5148 (Area of Land 0.24 Decimal out of 03 Decimal) 5168 (Area of Land 0.64 Decimal out of 08 Decimal), under R.S. Khatian No. 246 and L.R. Khatian No. 3036 under Mouza - Matiagachha, J.L. No. 187, Re.Sa. No. 17, Hal Touzi No. 146, Pargana - Anowarpur, P. S. Barasat Now Sashan, A.D.S.R.O. - Barasat, District - North 24 Parganas, within the local limits of Kiritipur -II Gram Panchayet by way of inherritance.

AND WHEREAS said Sk. Magbul Molla son of Late Sk. Khater died intestate leaving behind his Four Sons Jaynuddin Molla @ Jaynal Molla, Sakendar Molla, Jamal Molla & Sher Ali Molla as his legal heirs and successor as per Mohammaden Law of Succession.

AND WHEREAS said Sakender Molla is the original owner and possessor of a piece and parcel of land admeasuring 0.22 decimel (more or less) comprised in R.S. & L.R. Dag No. 5148 (Area of Land 0.06 Decimal out of 03 Decimal) 5168 (Area of Land 0.16 Decimal out of 08 Decimal), under R.S. Khatian No. 246 and L.R. Khatian No. 3036 under Mouza - Matiagachha, J.L. No. 187, Re.Sa. No. 17, Hal Touzi No. 146, Pargana - Anowarpur, P. S. Barasat Now Sashan, A.D.S.R.O. - Barasat, District - North 24 Parganas, within the local limits of Kiritipur -II Gram Panchayet by way of inherritance.

AND WHEREAS said Sakendar Molla is the original owner and possessor and L.R. Record Holder of a piece and parcel of land admeasuring 10.35 decimel (more or less) comprised in R.S. & L.R. Dag No. 5068 (Area of Land 2.19 Decimal out of 59 Decimal) 5106 (Area of Land 8.16 Decimal out of 220 Decimal), under R.S. Khatian No. 2030 & L.R. Khatian No. 3097, 3098 & 3099 under Mouza - Matiagachha, J.L. No. 187, Re.Sa. No. 17, Hal Touzi No. 146, Pargana - Anowarpur, P. S. Barasat Now Sashan, A.D.S.R.O. - Barasat, District - North 24 Parganas, within the local limits of Kiritipur -II Gram Panchayet by way of inheritance.

AND WHEREAS said Sakendar Molla son of Late Sk. Magbul Molla died intestate leaving behind his wife Sobiron Bibi Son Salauddin Molla (i.e. vendors No. 1) , and four daughters namely Donela Bibi, Firoja Bibi, Sahanara Bibi & Momtaj Bibi (i.e. vendors Nos. 2 to 5) as his legal heirs and successor as per Mohammedan Law of Succession.

AND WHEREAS said Sobiron Bibi wife of Late Sakendar Molla died intestate leaving behind her Son Salauddin Molla (i.e. vendors No. 1) , and four daughters namely Donela Bibi, Firoja Bibi, Sahanara Bibi & Momtaj Bibi (i.e. vendors Nos. 2 to 5) as his legal heirs and successor as per Mohammedan Law of Succession.

AND WHEREAS the present Vendors becoming absolute joint owner and possessor of the said plot of land which have now marketable title to the property which is free from all encumbrances, charges, liens, lispendences, attachments whatsoever and are now seized and possessed of and/or otherwise well and sufficiently entitled to the said property.

AND WHEREAS aforesaid Vendors become the absolute joint owner and possessors of the plot of land measuring an area 10.57 decimal (more or less) be the same a little more or less by virtue of inheritance and they paid all taxes and rents to the proper authority and peacefully enjoyed the same with good right title interest and otherwise well and sufficiently entitled to free from all encumbrances more fully and particularly described in the schedule hereunder written and the Vendors have absolute power of ownership and has every right to transfer to anybody by anyway.

AND WHEREAS for personal reasons, it becoming necessary and expedient for the Vendors sale an area of 10.57 decimal (more or less) of Land comprised in R.S. & L.R. Dag No- 5148 (Area of Land 0.06 Decimal out of 03 Decimal), 5168 (Area of Land 0.16 Decimal out of 08 Decimal), 5068 (Area of Land 2.19 Decimal out of 59 Decimal), 5106 (Area of Land 8.16 Decimal out of 220 Decimal), under R.S. Khatian No. 246 & 2030, L.R. Khatian No. 3036 ,3097, 3098 & 3099 under Mouza

- **Matiagachha**, J.L. No. 187, Re.Sa. No. 17, Hal Touzi No. 146, Pargana
- Anowarpur, P. S. Barasat Now Sashan, A.D.S.R.O. - Barasat, Dis-
trict - North 24 Parganas, within the local limits of Kiritipur -II Gram
Panchayet. which is fully explained in the Schedule of property
given hereunder, the Vendor agreed to sale and the Purchaser
agreed to purchase the same together with all rights, privileges,
easements, whatsoever thereto at a total consideration of Rs.
7,53,903 /- (**Rupees Seven Lakh Fifty Three Thusand Nine Hun-
dred Three**) only.

NOW THIS DEED WITNESSETH as follows :-

That in consideration of the said sum of Rs. 7,53,903 /- (**Rupees
Seven Lakh Fifty Three Thusand Nine Hundred Three**) only well
and truly paid by the Purchaser to the Vendors the receipts whereof
the Vendors do hereby admit and acknowledge, the Vendor out of
own free will, in a sound mind and without any pressure whatsoever
hereby sell, grant, convey, transfer, assign and assure unto the
Purchaser **ALL THAT** the said piece and parcel of 10.57 Decimal of
land described in the **Schedule** of property given hereunder **TO
HAVE AND TO HOLD THE SAME** absolutely and forever unto an in
favour of the Purchaser **TOGETHER WITH** all the rights and interest
thereto absolutely and for ever free from all encumbrances,
liabilities whatsoever **TOGETHER WITH** all assessments, quasi-
assessments and other stipulations or provisions in connection
with the beneficial use and enjoyment of the said property.

AND THE VENDORS do hereby covenant with the Purchaser as follows :~

THE INTEREST which the Vendors do hereby profess to transfer subsists and that the Vendors has good right, full power and absolute authority to grant, convey, transfer, assign, assure and confirm the property hereby granted, conveyed, transferred, assigned and assured unto the Purchaser in the manner as aforesaid and delivered the vacant possession of the said property to the Purchaser simultaneously with the execution of these presents and the Purchaser shall hereafter peaceably and quietly held, possess and enjoy the said property in Khas without any interruption, disturbances, claims or demand whatsoever for or by the Vendors and/or any person/persons claiming through or under or in trust for them. And further that the Vendor his heirs, executors, administrators and assignees, covenant with the Purchaser their heirs, executors, administrators or assignees to save harmless, indemnify and keep indemnified the Purchaser her heirs, administrators or assigns from or against all encumbrances, charges, and equities whatsoever. And the Vendors, his heirs, administrators or assigns further covenant that he shall at the request and costs of the Purchaser, their heirs, executors, administrators or assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof in the manner as aforesaid.

AND WHEREAS the present Vendors further declare that the purchaser may mutate his name in the relevant record in the said Land and also mutated his name in the Panchayet record and also pay rent and taxes in his name against this deed of conveyance.

SEHEDULE OF PROPERTY as referred to :-

ALL THAT piece and parcel of Khal And Shali LAND comprising in Mouza - Matiagachha, J.L. No. - 187 , Re.Sa. No. 17, Hal Touzi No - 146, Pargana - Anowarpur.

<u>R.S.& L.R.</u> <u>DAG No.</u>	<u>L.R.</u> <u>Khatian</u> <u>No.</u>	<u>Nature</u> <u>of Land</u>	<u>Share</u>	<u>Area of Land</u> <u>Sold</u>	<u>Out of</u> <u>Land</u>
5148	3036	shali	0.0200	0.06 Dec	03 Dec.
5168		Khal	0.0200	0.16 Dec	08 Dec.
5068	3097	Shali	0.0371	2.18 Dec	59 Dec.
5106	3098 3099	Shali	0.0371	8.16 Dec	220 Dec.

Total 4 (Four) Dag.

Total Area of Land = 10.57 (One Zero Point Five Seven) Decimal.

(more/less) of P. S. : Barasat Now Sashan, A.D.S.R.O.- Barasat,

District - North 24 Parganas, within the local limits of Kirtipur -II Gram

Panchayet.

IN WITNESS WHERE OF, the Vendors and the purchaser here described their hands, seals and signature on the day, month and year first above written.

WITNESS :

1. *Handwritten signature*
 পিতা - *Handwritten name*
 ঠিকানা - *Handwritten address*
 তারিখ - ১৯৮০. ২৪ মে ১৯৮৭
 রাজশাহী - ৯০০১০২

2. *Handwritten signature*
 পিতা - *Handwritten name*
 ঠিকানা - *Handwritten address*

3. *Handwritten signature*
 পিতা - *Handwritten name*
 ঠিকানা - *Handwritten address*

Drafted by :

Handwritten signature of Advocate
 Advocate

District Judges' Court
 North 24 Parganas, Barasat
 Enroll No. *Handwritten number* / ১৭৮/১৭৭১

Composed by :
Handwritten signature
 A.T.M. SANAUL MOSTAFA
 LAUHATI, RAJARHAT, KOL - 135

1. *Handwritten signature*
 2. *Blacked out seal*
 3. *Handwritten signature*
 4. *Handwritten signature*
 5. *Blacked out seal*
Handwritten text

(Signature of Vendors)

MEMO OF CONSIDERATION

Received from a sum of Rs. 7,53,903 /- (Rupees Seven Lakh Fifty Three Thousand Nine Hundred Three) only. Towards Consideration Money from the Purchaser here in above.

By Draft INGE VYSJA Bank Ltd - 367821 - Rs. 7,53,903/-
dt - 18.02.2014.


Handwritten signature

Total 7,53,903 /-


(Rupees Seven Lakh Fifty Three Thousand Nine Hundred Three Only)

WITNESS :

1. *Handwritten name*
Address - ...
...
2. *Handwritten name*
Address - ...


































1. *Handwritten name*
2.  *Handwritten name*
3. *Handwritten name*

4. *Handwritten name*
Address - ...
5. *Handwritten name*
Address - ...

4. *Handwritten name*
5.  *Handwritten name*

(Signature of Vendors)

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants					
	 GLF PROJECTS LIMITED Rohan Singh Director					
		(Left Hand)				
						
		(Right Hand)				
S.H. Singh						
		(Left Hand)				
						
		(Right Hand)				
M. D. Sharma						
		(Left Hand)				
						
		(Right Hand)				

SPECIMEN FORM FOR TEN FINGERPRINTS



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Government Of West Bengal
Office Of the A.D.S.R. BARASAT
District:-North 24-Parganas

Endorsement For Deed Number : I - 01732 of 2014
(Serial No. 01794 of 2014 and Query No. 1503L000002437 of 2014)

On 07/03/2014

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 19.40 hrs on :07/03/2014, at the Private residence by Salauddin Molla, one of the Executants.

Admission of Execution(Under Section 58,W.B.Registration Rules,1962)

Execution is admitted on 07/03/2014 by

1. Salauddin Molla, son of Lt. Sakender Molla , Mobarakpur, Kolkata, Thana:-Rajarhat, P.O. :-Lauhati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Cultivation
2. Momtaj Bibi, daughter of Lt. Sakender Molla , Mobarakpur, Kolkata, Thana:-Rajarhat, P.O. :-Lauhati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : House wife
3. Dolena Bibi, daughter of Lt. Sakender Molla , Mobarakpur, Kolkata, Thana:-Rajarhat, P.O. :-Lauhati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : House wife
4. Firoja Bibi, daughter of Lt. Sakender Molla , Mobarakpur, Kolkata, Thana:-Rajarhat, P.O. :-Lauhati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : House wife
5. Sahanara Bibi, wife of Piyar Md. , Mobarakpur, Kolkata, Thana:-Rajarhat, P.O. :-Lauhati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : House wife

Identified By Jahir Uddin, son of Mosaref Molla, Mobarakpur, Thana:-Rajarhat, P.O. :-Lauhati, District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Muslim, By Profession: Others.

(Joyjit Chanda)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

On 10/03/2014

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

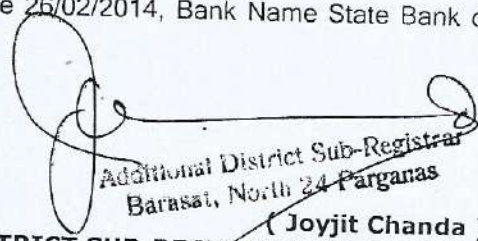
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule IA, Article number : 23, 4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount by Draft

Rs. 8297/- is paid , by the draft number 666459, Draft Date 26/02/2014, Bank Name State Bank of India, LAUHATI, received on 10/03/2014

(Under Article : A(1) = 8283/- ,E = 14/- on 10/03/2014)


Additional District Sub-Registrar
Barasat, North 24 Parganas
(Joyjit Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

10/03/2014 15:16:00

EndorsementPage 1 of 2



Government Of West Bengal
Office Of the A.D.S.R. BARASAT
District:-North 24-Parganas

Endorsement For Deed Number : I - 01732 of 2014
(Serial No. 01794 of 2014 and Query No. 1503L000002437 of 2014)

Certificate of Market Value(WB PUVI rules of 2001)

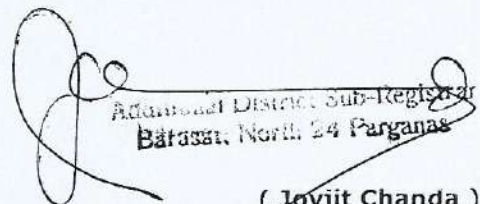
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-7,53,903/-

Certified that the required stamp duty of this document is Rs.- 37715 /- and the Stamp duty paid as: Impressive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 37615/- is paid , by the draft number 666457, Draft Date 26/02/2014, Bank : State Bank of India, LAUHATI, received on 10/03/2014

(Joyjit Chanda)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT


Additional District Sub-Registrar
Barasat, North 24 Parganas

(Joyjit Chanda)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

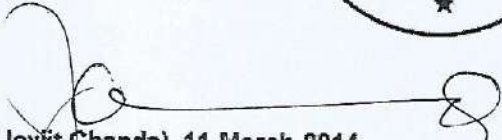
10/03/2014 15:16:00

EndorsementPage 2 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 11
Page from 1867 to 1888
being No 01732 for the year 2014.




(Joyjit Chanda) 11-March-2014
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT
Office of the A.D. S.R. BARASAT
West Bengal